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DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: November 29, 2006

**Rural Policy Area Amendments
ZOAM 2005-0002, ZMAP 2005-0042, ZMAP 2006-0002**

DECISION DEADLINE: At the Pleasure of the Board

ELECTION DISTRICTS: Countywide

DEPARTMENT CONTACTS: Terrance D. Wharton, Director,
Department of Building & Development
Melinda M. Artman, Zoning Administrator

PROJECT MANAGERS: Michelle M. Lohr, Zoning Administration
Marilee L. Seigfried, Deputy Zoning Administrator

EXECUTIVE SUMMARY

As part of an on-going comprehensive countywide remapping effort and in response to a ruling by the Virginia Supreme Court, and subsequent order from the Circuit Court invalidating the January 6, 2003 remapping of the Rural Policy Area, on November 17, 2005 the Board of Supervisors adopted a resolution stating its intention to revise the AR-1 and AR-2 zoning districts, to remap those districts, to adopt new optional RR-1 and RR-2 zoning districts, and to adopt other zoning ordinance amendments, subdivision ordinance amendments, and comprehensive plan amendments. The Board of Supervisors held a public hearing on June 7 and 10, 2006. The Board adopted amendments to the comprehensive plan (CPAM 2005-0005) on September 6, 2006. Also on September 6, 2006 the Board of Supervisors voted to forward ZMAP 2005-0042, ZMAP 2006-0002 and ZOAM 2005-0002 for a second public hearing to receive comments regarding a proposal to increase the density of cluster developments in the AR-1 and AR-2 districts and to amend the Zoning Ordinance text to accommodate such changes (ZOAM 2005-0002). The Board will also receive comments regarding the proposed remappings (ZMAP 2005-0042 and ZMAP 2006-0002) and to continue to consider amendments to the Land Subdivision and Development Ordinance, including the Facilities Standards Manual (DOAM 2005-0003).

SUGGESTED MOTIONS

1. I move that the Board of Supervisors place ZOAM 2005-0002, ZMAP 2005-0042, ZMAP 2006-0002, and DOAM 2005-0003 on the agenda at a Board business meeting for action.

OR,

2. I move that ZOAM 2005-0002, ZMAP 2005-0042, ZMAP 2006-0002, and DOAM 2005-0003 be referred to the Committee of the Whole for further discussion.

OR

3. I move an alternate motion.

I. BACKGROUND:

In response to a ruling by the Virginia Supreme Court, and subsequent order from the Circuit Court invalidating the January 6, 2003 remapping of the Rural Policy Area, on November 17, 2005 the Board of Supervisors adopted a resolution stating its intention to revise the AR-1 and AR-2 zoning districts, to remap those districts, to adopt new optional RR-1 and RR-2 zoning districts, and to adopt other zoning ordinance amendments, subdivision ordinance amendments and comprehensive plan amendments. After holding a number of work sessions, the Board adopted a resolution on December 10, 2005 referring the amendments and the mapping of the AR-1 and AR-2 districts to the Planning Commission for public hearing. These proposed amendments, including recommendations of the Zoning Ordinance Review Committee to Section 5-500, Temporary Use/Permits and Section 5-600 Additional Regulations for Specific Uses, were forwarded to the Planning Commission. The Planning Commission held a public hearing and, after reviewing the draft text and proposed zoning map amendments, forwarded its recommendations to the Board of Supervisors on March 20, 2006.

Also on March 20, 2006 the Planning Commission held a public hearing on ZMAP 2006-0002, Phuoc Nguyen, Men Nguyen & Lon Nguyen, Jt, Gas Mart Corp, and Four Sons Family LLC. This zoning map amendment application was necessary to include five parcels that were inadvertently omitted from the proposed zoning map that was prepared for the Rural Remapping project's public hearing. ZMAP 2006-0002 has been included in the public process for consideration with the Rural Policy Area Amendments (CPAM 2005-0005, ZOAM 2005-0002, ZMAP 2005-0042, DOAM 2005-0003).

The Board adopted amendments to the comprehensive plan (CPAM 2005-0005) on September 6, 2006. Also on September 6, 2006, the Board of Supervisors voted to hold another public hearing to address a proposal to increase the density of cluster developments in the AR-1 and AR-2 districts over the previously advertised proposal and to amend the Zoning Ordinance text to accommodate such changes. The proposal is included in Attachment 18. Please note that the Board of Supervisors voted to include only numbers 5-8 of the proposal on page A453. The Board will also receive comments regarding the proposed remappings (ZMAP 2005-0042 and ZMAP 2006-0002) and will continue to consider amendments to the Land Development and Subdivision Ordinance, including the Facilities Standards Manual (DOAM 2005-0003). The proposed draft amendments prepared for the Business Meeting held on September 5 and 6, 2006 are included in the attachments to this report. An addendum sheet, Attachment AA, includes a description of the amendments proposed at the September 6, 2006 meeting that are the subject of the November 29, 2006 public hearing.

II. SUMMARY OF PROPOSED AMENDMENTS

The following is a brief description of the proposed amendments to the Zoning Map, Zoning Ordinance, and Land Subdivision and Development Ordinance contained in Attachments 1-8 and 11. Members of the public may access the attachments to this staff report at the Department of Planning (3rd Floor) or the Department of Building and Development (2nd Floor) located in the County Government Center, 1 Harrison Street, SE, Leesburg, Virginia or on the website designated for this project: www.loudoun.gov/rural.

A. ZOAM 2005-0002: RURAL POLICY AREA AMENDMENTS TO THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. The following is an explanation of the elements included in the proposed zoning ordinance amendments.

1. **Lot Yield.** As amended by the Board of Supervisors on September 6, 2006, the draft proposes a lot yield of one lot per 20 acres in the AR-1 district and one lot per 40 acres in the AR-2 district, with the ability to attain a lot yield of 1 lot per 10 acres in the AR-1 district and one lot per 20 acres in the AR-2 district through the Principal/Subordinate subdivision option process. A lot yield of 1 lot per 5 acres in the AR-1 district and one lot per 15 acres in the AR-2 district is possible through the Cluster subdivision process. Attachment AA specifies the exact sections to be amended with regard to changes in lot yield.
2. **Deletion of RR-1 and RR-2 Zoning District.** Current Board direction is to eliminate the rezoning option. Therefore, the draft text will need to be amended to delete the Rural Residential-1 (Section 2-150) and Rural Residential-2 (Section 2-250) zoning districts and all references to such districts. Based on the proposed changes to the lot yield in the AR-1 and AR-2 zoning districts, the RR-1 and RR-2 districts are no longer relevant. Attachment AA specifies the exact sections to be amended with regard to deletion of the RR-1 and RR-1 zoning districts.
3. **Subdivision Options.** The AR-1 and AR-2 zoning districts are proposed to be amended by incorporating three methods to subdivide a property. The **Base Density** option, a relatively simple method of subdivision, permits a property owner to subdivide a property into lots with a minimum of 20 acres in the AR-1 district and with a minimum lot size of 40 acres in the AR-2 district. The maximum lot coverage is 11%.

The **Principal/Subordinate** subdivision option includes a process to enable a property owner to “spin-off” a lot or lots at any time. A lot yield of one lot per 10 acres is established for the AR-1 district and one lot per 20 acres in the AR-2 district with the property owner able to subdivide as many lots at a time up to the total lot yield established for the property at time of first subdivision. A minimum lot size of 80,000 square feet (approximately 2 acres) is required with individual water and wastewater systems to be located on the lot served. In order to support rural economy uses, at least one lot of a minimum of 15 acres must be provided in the AR-1 districts and at least one lot of a minimum of 25 acres must be provided in the AR-2 districts. Maximum lot coverage is 15%.

With the **Cluster** development option a landowner may choose to develop the property as a cluster development. At least one lot in the cluster must be a minimum of 7 acres in the AR-1 and districts and 25 acres in the AR-2 districts. The minimum lot size of the remaining cluster lots is based on how the lot is served by utilities. A minimum lot size of 40,000

square feet (approximately 1 acre) is required for a lot with on-site water and wastewater, 20,000 square feet for a lot with on-site water and off-site wastewater, and no minimum lot size with off-site water and off-site wastewater. The maximum lot size for a cluster lot is 4 acres. Maximum lot coverage is 8% for lots less than 40,000 sq. ft., 15% for lots 40,000 sq. ft. to 4 acres, and 8% for lots 7 acres or greater. Attachment AA specifies the exact sections to be amended with regard to the size of a Rural Economy Lot in the AR-1 district.

4. ***Open Space.*** Although not required to be located within an open space easement, a minimum of 70% of the land in the cluster subdivision in the AR-1 and AR-2 districts must be in rural economy lot(s), or a combination of rural economy lot(s) and common open space, as defined by the Zoning Ordinance.
5. ***Rural Economy Lot/Large Lot.*** The draft contains a requirement under the Principal/Subordinate subdivision option for at least one lot of a minimum of 15 acres in the AR-1 district and 25 acres in the AR-2 district and under the Cluster subdivision option for at least one lot of a minimum of 7 acres in the AR-1 district and 25 acres in the AR-2 district.
6. ***Water and Wastewater on Individual Lots.*** Water and wastewater must be provided on the lot within the Principal/Subordinate subdivision option and may be located within common open space within the Cluster development option.
7. ***Section 5-500. Temporary Uses/Permits.*** The draft language adds provisions to: allow construction and sales trailers to be erected after preliminary subdivision rather than after record plat; provide for the extension of a permit for a temporary dwelling; permit sales and leasing in a model home; and include provisions for model homes. The proposed language allows a maximum of ten permitted special events to be held with a 14 day separation requirement between events. A private party held at a Banquet/Event Facility shall not be deemed a Special Event.
8. ***Section 5-600 Additional Regulations for Specific Uses.*** The draft text incorporates a number of changes including:
 - (a) Amending Section 5-600 to allow modification of the Additional Regulations of Section 5-600 by minor special exception rather than a full special exception.
 - (b) Amending the AR district standards to clarify that, when two or more uses are established on a parcel and those uses are subject to performance standards contained in Section 5-600, the minimum lot size shall be the larger of the two or more use requirements, and not the sum of all of the minimum lot sizes
 - (c) ***Section 5-601 Bed and Breakfast and Rural Guest Establishments.*** Eliminating the distinction between “Bed and Breakfast Homestay” and “Bed and Breakfast Inn” and substitute “Bed and Breakfast.” Bed and Breakfast and Country Inn allowed by right with lodging only. If the venue will host private parties, a minor special exception for a Banquet Facility is required. Rural Retreat and Rural Resort is a minor special exception use.
 - (d) ***Accessory Dwelling Units.*** Deleting the uses “Tenant Dwellings,” “Guest House,” and “Caretakers Quarters” from the AR district use list and combining them into one use

“Accessory Dwelling Units.” The number of permitted Accessory Dwelling Units is proposed to be based on the size of the parcel.

- (e) *Section 5-654 Road Access Standards.* Amend to allow the private road standards to be waived by adding a note indicating that all Facilities Standards Manual provisions regarding the ability to request waivers apply to this section.
 - (f) *Section 5-614 Small Business.* Delete provisions that a small business must be located at the owner’s principal place of residence.
9. ***Deletion of References to Conservation Design, River and Stream Corridor Overlay District and Limestone Overlay District and Reaffirmation of Floodplain Overlay District and Mountainside Development Overlay District.*** In order to be responsive to the Court’s direction regarding the environmental overlay districts, the draft includes amendments to delete references to conservation design, the Limestone Overlay District (LOD), and the River and Stream Corridor Overlay District (RSCOD). With the Circuit Court’s invalidation of the River and Stream Corridor Overlay District, it affirmed that the Floodplain Overlay District remained in place. The Floodplain Overlay District and Mountainside Development Overlay District as they existed prior to January 6, 2003 will be readopted and reenacted including the amendments that were adopted on April 11, 2006 regarding Public Water Supply Reservoirs [ZOAM 2006-0001].
10. ***Country Club Use.*** The Planning Commission held a public hearing on March 21, 2005 regarding a proposal to add the use “Country Club” to the AR-1 and AR-2 zoning districts [ZOAM 2005-0001]. Discussion on this amendment was suspended and the amendment was subsequently included with the subject Rural Policy Area amendments. The necessary amendments to the AR-1 and AR-2 districts and to Section 5-600 have been included in the proposed amendments to the ordinance.

- B. **ZMAP 2005-0042: RURAL POLICY AREA REMAPPING.** The proposal is to generally remap the parcels located within the Rural Policy Area of the Comprehensive Plan. The AR-1 district is proposed to be mapped on parcels located in the northern tier and the AR-2 district is proposed to be mapped on parcels located in the southern tier. During a Board of Supervisors’ worksession, the Board voted to retain the A-3 zoning district for the Red Hill Community. The draft zoning map has been revised to reflect Board direction of the retention of the A-3 district for the Red Hill Community. See Proposed Zoning Map, #2006-052.

If the Board of Supervisors remaps the rural policy area, the draft rezoning map for ZMAP 2005-0042 and ZMAP 2006-0002 [Map #2006-052] will be revised to incorporate all rezonings and boundary line adjustments with towns that have been approved as of the adoption date of the rural policy area remapping. The public may obtain a copy of the proposed map from the Office of Mapping by referencing Map number [#2006-052]. The final draft map [Map number 2006-0052] is included in this packet. [Attachment 19]

- C. **ZMAP 2006-0002: PHUOC NGUYEN, MEN NGUYEN & LON NGUYEN, JT, GAS MART CORP, AND FOUR SONS FAMILY LLC.** The zoning map prepared to accompany the Planning Commission public hearing inadvertently omitted five parcels proposed to be remapped from RC Rural Commercial to AR-1 Agricultural Rural. On March 20, 2006 the Planning Commission held a public hearing on ZMAP 2006-0002, Phuoc Nguyen, Men Nguyen

& Lon Nguyen, Jt, Gas Mart Corp, and Four Sons Family LLC. ZMAP 2006-0002 has been incorporated into the public process with the Rural Policy Area Amendments (ZOAM 2005-0002, ZMAP 2005-0042, DOAM 2005-0003). A boundary line adjustment [BLAD 2006-0101] was recorded on September 28, 2006 resulting in the elimination of parcel 174-17-3415.

- D. DOAM 2005-0003: RURAL POLICY AREA AMENDMENTS TO THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE** The Board of Supervisors continues to consider amendments to the LSDO, including the Facilities Standards Manual (FSM), to implement both the Board's "Proposal #1 for Western Zoning," revised July 21, 2005 and the proposed amendments to the Zoning Ordinance. Generally, the amendment creates a simplified process and identifies plat requirements for those persons subdividing at the Base Density Division Option. The amendment also clarifies the procedures to be used for persons subdividing using either the Principal/Subordinate Subdivision Option or the Cluster Option and identifies additional plat requirements for both of these options. The majority of additional plat requirements for both of these options have been generated from the proposed amendments to the Zoning Ordinance. The definition section of the LSDO has also been expanded accordingly. Amendments to Section 1245.10 as directed by the Board of Supervisors at the July 5, 2006 Committee of the Whole meeting have been incorporated in the draft. The draft amendments to the LSDO, including the FSM, are included in Attachment 11.

III. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1211(D) of the Loudoun County Zoning Ordinance states "...for an amendment of the text of this Ordinance, the Planning Commission shall consider the following matters..."

- (1) Standard *Whether the proposed text amendment is consistent with the Comprehensive Plan.*
- Analysis The proposed text amendments are consistent with the Comprehensive Plan.
- (2) Standard *Whether the proposed text amendment is consistent with the intent and purpose of this Ordinance.*
- Analysis The intent of this ordinance is defined under Section 1-102, which states: "This Ordinance is enacted in order to promote the health, safety and welfare of the residents of Loudoun County and to implement the Loudoun County Comprehensive Plan. The proposed amendments are consistent with the intent of the Zoning Ordinance.

IV. ISSUES

- A. Regulations to Encourage Good Cluster Design. A cluster is defined in The Latest Illustrated Book of Development Definitions as "a development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features." The small clustered lots are contiguous and adjacent to one another with larger lots comprising the remaining land area. While a true cluster design can be achieved under the current draft, because of the reduction in size of the Rural Economy Lot to 7 acres in the AR-1 zoning district and the proposed maximum cluster lot size of 4 acres, the regulations do not *compel* a cluster to occur in a manner that is traditionally considered a cluster development. Additional regulations can be added to guide development into a more clustered pattern.

1. *Establish a Minimum Average Lot Size for Rural Economy Lots in the AR-1 District.* By establishing a minimum average lot size for Rural Economy Lots that is greater than the minimum lot size for such lots, developments with more than one Rural Economy Lot will be encouraged to provide larger lots that will in turn increase the potential for more Rural Economy uses. A requirement for larger Rural Economy Lots will create a greater distinction between the smaller Cluster Lots and the larger Rural Economy Lots. As the minimum lot size of a Rural Economy Lot in the AR-2 district is 25 acres, it is unnecessary to require an average lot size in the AR-2 district.
 - a. 2-103 (C)(4)(f) Minimum Average Lot Size. In developments with more than one Rural Economy Lot, the average lot size of a Rural Economy Lot shall be a minimum of 11 acres.
 2. *Reduce the Maximum Lot Size for Cluster Lots.* Currently the ordinance establishes a maximum lot size of 4 acres for Cluster Lots. By reducing the maximum lot size of cluster lots, residential dwellings may be concentrated in a smaller area of the site, leaving greater areas open for Rural Economy Lots and uses and reducing costs for the provision of infrastructure.
 - a. 2-103(C)(3)(e) Maximum Lot Size. 3 acres.
 - b. 2-203(C)(3)(e) Maximum Lot Size. 3 acres.
 3. *Requirement that Cluster Lots be Contiguous.* To achieve a cluster design, a requirement that the smaller cluster lots be contiguous, can encourage the grouping of these lots.
 - a. 2-103 (C)(2)(j) Cluster lots shall be contiguous, excepting intervening environmental features.
 - b. 2-203(C)(2)(j) Cluster lots shall be contiguous, excepting intervening environmental features.
- B. Private Parties and Events at Bed and Breakfasts and Country Inns. As currently written, the hosting of private parties, the attendance of which would exceed the sleeping capacity of the facility, would require the facility to be permitted as a Banquet Facility, in addition to another principal use that may be located on the property, such as a Bed and Breakfast or a Country Inn. Staff recommends allowing a limited number of private parties to be held at Bed and Breakfasts and Country Inns by right. It is suggested that 5 such parties may be held with a maximum attendance of 100 persons provided Fire Marshal and Health Department approval are obtained in advance.
- C. 5-601(A)(6)(c) Bed and Breakfast. The Planning Commission deleted the additional yard requirement for the Bed and Breakfast use itself, only requiring a yard greater than the district requirements for those outdoor areas associated with Banquet Facilities. The yard requirements for the location of outdoor areas associated with a Banquet/Event Facility use have been incorporated by referencing Section 5-642, Banquet/Event Facility.
- D. Kennel –The proposal to change the Indoor Kennel use to a Minor Special Exception and the Kennel use to a full Special Exception has been incorporated into the draft text. Staff recommends that the Annual Review incorporate a revision to Section 5-606 to clarify that the keeping of more than 6 dogs or cats for other than personal use be considered a kennel.

- E. Small Business – Section 5-614. Per Board direction, the regulations regarding Small Business have been revised to reflect the desire of the Board to change the use of Small Business from a use that is not necessarily operated out of a residence. Staff notes that such a change would allow a business to operate at locations where no residence is present. If the Board desires such a change, one option is to change the use list to allow the types of uses currently permitted as small businesses, such as Business service occupations, personal service occupations, repair service occupations, contractors and contracting, professional office-based services, studios for fine arts and crafts, antique sales and the sale of any goods or items produced on the premises.
 - F. Accessory Building. Per Board direction, staff revised the definition of accessory building to permit the following maximum accessory building sizes: up to 5 acres: 2,500 sq. ft., more than 5 acres up to 10 acres: 5,000 sq. ft.; more than 10 acres up to 20 acres: 7,500 sq. ft.; more than 20 acres: 10,000 sq. ft. Staff notes that the definition applies to accessory buildings throughout the county.
 - G. Landscaping Standards for Specific Uses, Section 5-653. After reviewing the recording of the July 5, 2006 worksession, it appears as though staff may have inadvertently deleted a sentence from Section 5-653(A) that the Board may have desired to retain regarding the ability of the Zoning Administrator to waive, reduce and/or modify planting requirements. Further, Supervisor Burton expressed an interest in requiring native species to be used in required plantings. Staff has revised Section 5-653 to allow the Zoning Administrator to waive the planting requirements and to require 90% native species. [Attachment 12, page A402]
 - H. Individual Septic Systems in Common Open Space. As the Board has included language to permit 70% of cluster lots to locate their individual septic systems within Common Open Space, the list of uses for Common Open Space in the AR-1 and AR-2 districts should be revised to add Sewage disposal system, individual as a permitted use in order to clarify the intent. Also, the definition of “Sewage disposal system, individual” should be revised to state that such systems are permitted within common open space as well as on the lot served.
- V. ADDITIONAL CORRECTIONS TO ZONING ORDINANCE AMENDMENT DRAFT:**
Staff has reviewed the draft and has made or will make the following changes to the draft consistent with the changes made by the Board to date:
- A. References to RR-1 and RR-2. Based on the Board of Supervisors actions, all references to the RR-1 and RR-2 zoning districts will be removed from the final draft.
 - B. Section 5-601(B)(7)(c). The Board voted to amend the draft to set the yard standard for a Country Inn at 250 feet from all residential lot lines with an existing dwelling unit. The final draft will be revised to include such amendment.
 - C. Section 5-613 Accessory Dwellings. It is apparent that there was a typographical error in the July 5th Committee of the Whole staff report regarding the maximum number of accessory dwellings on an AR property that included language for Section 5-613(G). The language should have stated “In the AR-1 and AR-2 Districts, one additional accessory dwelling shall be permitted for each 25 acres in excess of 20 acres.” The draft has been corrected to include “20” acres instead of the “40” acres that was included in the 7/5/06 staff report. [Page A191]

- D. Noise requirements. Staff changed the wording regarding the hours of outdoor noise for Bed and Breakfast uses [Section 5-601(A)(6)(h)] and Country Inn uses [5-601(B)(6)(h)] to state that any evening preceding a holiday recognized by Loudoun County is the day that may operate the same as a Friday or Saturday and not the holiday itself, which may have a weekday following it. [Page A175 and A177]
- E. Section 6-703 Rural Sketch Plan. The draft was corrected to delete a reference to Bed and Breakfast Homestay as such use has been deleted from the AR-1, AR-2 use lists. However, the Bed and Breakfast Homestay use will continue as a permitted use in the A-3 and A-10 districts, and therefore staff recommends retaining Bed and Breakfast Homestay within the list of uses able to use the Rural Sketch Plan. [Page A351]
- F. Definition of Banquet/Event Facility. A new definition of Banquet/Event Facility has been drafted to include the changes made to Bed and Breakfast, County Inn, Rural Retreat and Rural Resort uses. [Page A368]
- G. Section 5-704, Common Open Space for Permitted Urban Clusters as permitted in various sections contained in Article III and Article IV of this Zoning Ordinance. An error occurred during the preparation of the draft text indicating that the Section 5-704 would be deleted from the Ordinance. As this was a drafting error, subsequent drafts will remove the striking out of Section 5-704, so that it is not deleted. [Page A281]
- H. Maximum Lot Size of a Cluster Lot [Sections 2-103(C)(3)(e), 2-203(C)(3)(e), 2-154(A)(6), 2-254(A)(6)].
1. The draft text for the cluster option in the AR-1 and AR-2 districts includes a maximum cluster lot size of 4 acres, exclusive of major floodplain. After further review of this section, staff recommends that the maximum lot size not be exclusive of major floodplain, as the intent of the maximum lot size is for relatively smaller lots to be located within the clustered portion of the development. The final draft will be revised to make this change unless the Board directs otherwise. [Page A17]
 2. It is noted that a typographical error has occurred in the AR-2 district [Section 2-203(C)(3)(e)] stating that the maximum lot size is 175 feet. This error occurred while deleting the standard for a minimum lot width and the final draft will be corrected to correctly include the 4 acre maximum lot size. [Page A38]
- I. Public Water Supply Reservoirs ZOAM 2006-0001. Please note that the zoning ordinance amendments related to municipal drinking reservoirs that were adopted in April 2006 have been included in the final draft.
- VI. **MINOR REZONING CHECKLIST.** A minor rezoning checklist is included in Attachment 9, page A373.
- VII. **MINOR SPECIAL EXCEPTION CHECKLIST.** A draft checklist for the Minor Special Exception application has been included for your review. This checklist is proposed to be used for both *uses* that required a Minor Special Exception and *modification requests* to Section 5-600. The Planning Director can waive requirements that are not applicable to the request. [Attachment 13, page A403]

VIII. COST ESTIMATE FOR MINOR SPECIAL EXCEPTION APPLICATIONS. A cost estimate has been provided in Attachment 10, page A383, to estimate the cost of typical studies and plans required to be filed for legislative applications. The cost to process a minor special exception will depend on the submission requirements for the individual application. By reducing the amount of information required to be submitted at the checklist stage, such as an archeological survey, the cost of submitting a Minor Special Exception application will be less than a full Special Exception application.

ATTACHMENTS:

AA Addendum to attachments. [AA1-AA2]

1. Draft amendments to AR-1 of the Zoning Ordinance dated July 18, 2006. [A1-22]
2. Draft amendments to AR-2 of the Zoning Ordinance dated July 18, 2006. [A23-43]
3. Draft amendments to RR-1 of the Zoning Ordinance dated July 18, 2006. [A44-53]
4. Draft amendments to RR-2 of the Zoning Ordinance dated July 18, 2006. [A54-63]
5. Draft amendments to Articles 2 and 4 of the Zoning Ordinance dated July 18, 2006. [A64-165]
6. Draft amendments to Article 5 of the Zoning Ordinance dated July 18, 2006. [A166-342]
7. Draft amendments to Article 6 of the Zoning Ordinance dated July 18, 2006. [A343-367]
8. Draft amendments to Article 8 of the Zoning Ordinance dated July 18, 2006. [A368-372]
9. Memorandum from Melinda Artman regarding checklist for Minor Rezoning. [A373-382]
10. Cost Estimates for submission requirements. [A383]
11. Draft amendments to the LSDO dated July 20, 2006. [A384-401]
12. Draft Section 5-653, Landscaping Standards for Specific Uses [A402]
13. Draft Checklist for Minor Special Exception application. [A403-409]
14. Summary of June 20, 2006 Board of Supervisors' worksession [A410-417]
15. Summary of June 26, 2006 Board of Supervisors' worksession [A418-430]
16. Summary of July 5, 2006 Board of Supervisors' worksession [A431-447]
17. Summary of September 6, 2006 Board of Supervisors' Business Meeting [A-448-451]
18. Supervisor Staton's September 5, 2006 proposal [A452-453]
19. Draft Zoning Map (Map #2006-052) [A-454]
20. Public comments received by the Zoning Administrator since November 13, 2006 through November 21, 2006. [A-455-459]